



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

December 29, 2008

SUBJECT: **Mid Peninsula Housing Coalition / County of Santa Clara:** Application(s) for 2.8 acre site located at **660 S. Fair Oaks Avenue** in an R-4 (High Density Residential) Zoning District (APN: 211-02-021, 022, 023):

Motion **2008-1018-** Tentative Parcel Map on an approximately 2.8-acre site to combine three parcels into one parcel and modify the location of an emergency vehicle access easement and public utility easements.;

REPORT IN BRIEF

Existing Site Conditions Existing County Health Clinic

Surrounding Land Uses

North	High Density Residential
South	High Density Residential
East	High Density Residential
West	High Density Residential

Issues Consistency with Zoning

Environmental Status A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential High Density	Same	Same
Zoning District	R-4	Same	Same
Lot Size (s.f.)	2.8 acres	Same	8,000 min.

ANALYSIS**Description of Proposed Project**

The project site is home to a Santa Clara County health clinic. Although there is only one use on the site, the site actually consists of three separate parcels. The site was formerly divided by an adopted plan line for a future street. That plan line was abandoned when the new clinic was built and was replaced with an emergency vehicle access easement (EVA). The proposed parcel map would combine the existing three parcels into one parcel and relocate the EVA and other utility easements and provide dedication for future transit improvements.

Background

Previous Actions on the Site: The site is owned by Santa Clara County. The new County health clinic was not reviewed under a City permit process since the County has jurisdiction over its own properties when they are used for County purposes. The City of Sunnyvale has a current application to consider 124 low-income senior housing units for the site. That application will not come before the Planning Commission of City Council until February 2009 at the earliest. This proposed parcel map would facilitate that housing development.

Environmental Review

A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 32 Categorical Exemptions include infill projects in existing urban areas with existing services provided. The proposed map would help facilitate future proposed development, although the merging of the existing three parcels does not modify the existing use on the property.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notices of this hearing were sent out to surrounding properties. The applicants held a public information meeting regarding the future housing proposal on Thursday December 18, 2008. One person from the neighborhood attended.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 122 notices mailed to the property owners and residents on properties adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings for the Permit. Recommended Findings are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the tentative parcel map with conditions proposed by staff.
2. Approve the tentative parcel map with modified conditions.
3. Deny the tentative parcel map.

Recommendation

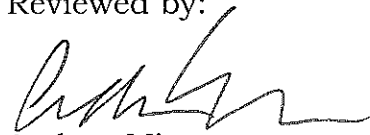
Staff recommends Alternative 1.

Prepared by:



Gerri Caruso
Project Planner

Reviewed by:



Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Tentative Parcel Map Plans

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied.

The purpose of the proposed parcel map is to merge three parcels. The lot size will be consistent with Title 19 of the Municipal code regarding zoning. Future development will be reviewed under a separate application. If no development occurs, the merger is consistent with the General Plan and Municipal Code as a separate action.

Staff was not able to make any of the following findings and recommends approval of the Tentative Parcel Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Recommended Conditions of Approval – Parcel Map

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.

3. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

4. TENTATIVE MAP CONDITIONS

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.
- C. Record a parcel map prior to any permit issuance. The submittal, approval and recordation of the parcel map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- D. The parcel map requires a street dedication for a bus duck-out on South Fair Oaks Avenue consistent with the approved improvement

plans associated with the County of Santa Clara Valley Health Center at Fair Oaks project.

- E. The parcel map requires a street dedication at the southeast corner of South Fair Oaks Avenue and Garland Avenue consistent with the approved improvement plans associated with the County of Santa Clara Valley Health Center at Fair Oaks project.
- F. The parcel map requires information to be depicted and/or referenced on the map in regards to a partial Garland Avenue street vacation and dedication of an emergency vehicle access easement.
- G. Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary shall be recorded with the map or prior to occupancy. No permanent structures are allowed within any of the easement limits.
- H. Obtain map approval letters from all utility companies for appropriate easements to provide services.
- I. For the housing sponsor, prior to recordation of the parcel map, should there be a proposed development project approved by the City, City reserves the right to impose additional conditions on applicant as part of the development project approval to be complied with. Those additional conditions may be required to be completed prior to parcel map recordation (such as execution of a Subdivision Agreement, submittal of improvement securities and payment of development fees, etc.)

VICINITY MAP
NOT TO SCALE

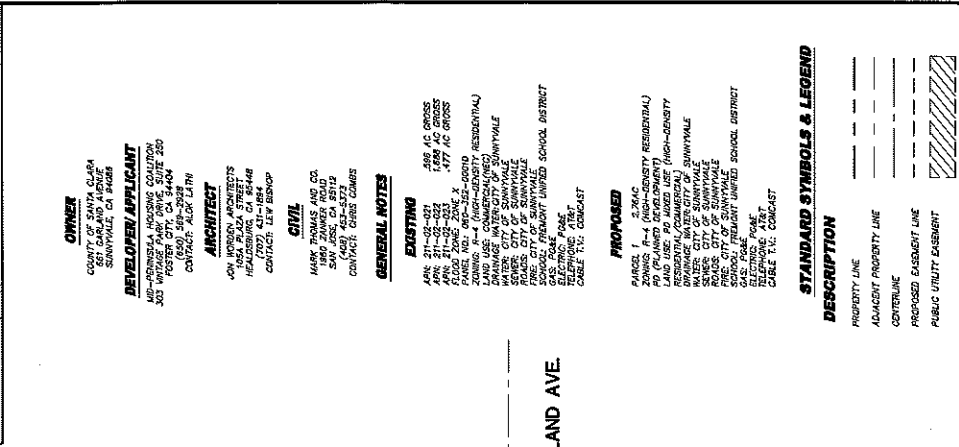
PROJECT SITE


South Wolf Road

South Fair Oaks Avenue

El Camino Real (101)

North Arrow



 MARK THOMAS & COMPANY, INC. Providing Engineering, Surveying, and Planning Services 11800 Zanker Road San Jose, CA 95131 (408) 433-4373	DRAWING BY : CC CHECKED BY : MT DATE : 11/7/08 SCALE : AS NOTED PROJECT NO.: 08-00205																			
	NO.	DATE	BY	REVISIONS	CITY ENGINEER APPROVAL	DATE														
TENTATIVE PARCEL MAP										SUNNYVALE AFFORDABLE HOUSING PROJECT A PLANNED DEVELOPMENT 600 SOUTH FAY CIRCLE AVENUE, SUNNYVALE, CALIFORNIA										
1 OF 3 SHEETS										1 OF 3 SHEETS SS-C00508										



